

GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Town Planning – Rajamundry Municipal Corporation – Certain variation in the Master Plan - Change of land use from Public and Semi Public use zone to Commercial use in T.S.No.552/1Part, D.No.11-11-1 of Aryapuram, Rajahmundry to an extent of 850.99 Sq.Mtrs – Draft Variation - Confirmed – Orders - Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.Ms.No. 435

Dated the 10th July, 2009.

Read the following:-

1. G.O.Ms.No.465 MA., dated 28.10.1975.
2. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.13111/2007/R, dated 27.3.2008.
3. Government Memo. No.5648/H1/2008-1, Municipal Administration and Urban Development Department, dated 29.7.2008.
4. From the Commissioner of Printing, A.P., Extraordinary Gazette No.442, Part-I, dated 2.8.2008.
5. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.13111/2007/R, dated 4.6.2009.
6. Government Memo. No.5648/H1/2008-2, Municipal Administration and Urban Development Department, dated 16.6.2009.
7. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.13111/2007/R, dated 3.7.2009.

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ORDER:

The draft variation to the Rajahmundry General Town Planning Scheme, the Master Plan which was sanctioned in G.O.Ms.No.465 MA., dated 28.10.1975, was issued in Government Memo. No.5648/H1/2008-1, Municipal Administration and Urban Development Department, dated 29.7.2008 and published in the Extraordinary issue of A.P. Gazette No.442, Part-I, dated 2.8.2008. No objections and suggestions have been received from the public within the stipulated period. The Director of Town and Country Planning, Hyderabad in his letter dated 4.6.2009, has stated that the applicant has paid an amount of Rs.25,530/- (Rupees twenty five thousand five hundred and thirty only) towards conversion charges as per G.O.Ms.No.158., MA., dated 22.3.1996. Hence, the draft variations are confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**Dr.C.V.S.K.SARMA,
PRINCIPAL SECRETARY TO GOVERNMENT.**

To
The Commissioner of Printing, Hyderabad.
The Director of Town and Country Planning, Hyderabad.
The Regional Deputy Director of Town Planning, Rajahmundry, East Godavari District.
The Municipal Commissioner, Rajahmundry Municipal Corporation, East Godavari District.

Copy to:

The individual through the Municipal Commissioner, Rajahmundry Municipal Corporation, East Godavari District.
The District Collector, East Godavari District, Kakinada.
The Private Secretary to Minister for MA&UD.
SF/SC.

//FORWARDED::BY ORDER//

SECTION OFFICER

...2.

APPENDIX
NOTIFICATION

In exercise of the powers conferred by clause (a) of Sub - section (2) of section 15 of the Andhra Pradesh Town Planning Act, 1920 the Government of Andhra Pradesh hereby makes the following variation to the Master Plan of Rajahmundry Town, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No.442, Part-I, dated 2.8.2008, as required by clause (b) of the said section.

VARIATION

The site in T.S.No.552/1Part, D.No.11-11-1 of Aryapuram, Rajahmundry Municipal Corporation to an extent of 850.99 Sq.Mtrs., the boundaries of which are as shown in the schedule below and which is earmarked for Public and Semi Public use zone in the General Town Planning Scheme (Master Plan) of Rajahmundry Town sanctioned in G.O.Ms.No.465 MA., dated 28.10.1975 is designated for Commercial use by variation of change of land use as marked "ABC&D" as shown in the revised part proposed land use map GTP.No.26/2008/R, which is available in Municipal Office, Rajahmundry Town, **subject to the following conditions; namely:-**

1. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
2. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
3. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
4. The change of land use shall not be used as the proof of any title of the land.
5. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. The applicant shall obtain layout / development permission from Director of Town and Country Planning / competent authority as the case may be.
7. The applicant shall take prior approval before commencing the development activity, from the competent authority.
8. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North : Existing buildings.
East : Existing Siva Jyothi Theatre.
South : Existing buildings.
West : Applicants site followed by existing 20.70 Mtrs. wide road.

Dr.C.V.S.K.SARMA,
PRINCIPAL SECRETARY TO GOVERNMENT.

SECTION OFFICER